

TO: City of Woodstock Community Development Department
FROM: Valley Partners Real Estate, LLC d/b/a Hennessy Honda of Woodstock
("Applicant")
RE: Public Input Meeting Report, Case V#111-13
DATE: March 29, 2013

This memorandum is a report on the methods Applicant used to involve the public in the public input meeting (the "Meeting") held on March 28, 2013, and a summary of the questions and concerns addressed by Applicant to members of the public who attended the Meeting.

Applicant sent notice (the "Notice") of the Meeting to property owners via U.S. Postal Service on March 13, 2013, and enclosed a copy of the proposed site plan (the "Site Plan") for the subject property (the "Carwash Property"). A copy of the Notice, Site Plan and a certificate of mailing are attached hereto as Exhibit A. The Notice informed the owners of property within 500 feet of the boundary of the Carwash Property, but at least three parcels in depth, that the Meeting would be held at 7:00 p.m. on March 28, 2013, at The Chambers at City Center, 8534 Main Street, Woodstock, Georgia.

The Meeting began at 7:05 p.m. and lasted approximately 45 minutes. Applicant was represented by Jerry Goddard, the general manager of Hennessy Honda, and Chris Underwood of James-Bates-Brannan-Groover-LLP. Prior to the start of the meeting, Mr. Underwood distributed copies of Applicant's variance application and conditional use permit application submitted to the City of Woodstock (the "City"). A copy of the packet distributed to each of the attendees is attached hereto as Exhibit B. A large 24" x 36" copy of the Site Plan was on display and individual copies of the Site Plan were also distributed. A sign-in sheet was provided at the meeting, and 16 of approximately 20 attendees provided their name and address. A copy of the

sign-in sheet is attached hereto as Exhibit C. Among the attendees was Peter Olson, attorney for the Kingsridge Neighborhood Coalition.

Mr. Goddard began the meeting by explaining Applicant's reasons for needing additional car storage, and how the complications with acquiring the Carwash Property in the past have been resolved since the Carwash Property has come under new ownership. Mr. Underwood provided a summary of the variance application and the conditional use permit application, and explained how the Site Plan varied from the existing code requirements. Attendees were encouraged to ask questions throughout the presentation and Applicant addressed each attendee's question in turn.

None of the attendees voiced any objection to the Site Plan, including the specific requests in the variance application to reduce the buffer requirements, to exclude the tree and landscape island requirements and to approve double length parking spaces not specifically addressed in the code. The following is a summary of the questions by attendees and answers provided by Applicant.

- Future use of the Carwash Property. Several of the attendees asked whether the Carwash Property could be developed beyond that of a car storage facility if the Site Plan is approved by the City. Applicant confirmed for the attendees that the requested use in the Site Plan did not include new building construction and any future development of the Carwash Property beyond what is requested in the Site Plan would require further approval by the City.
- Security. Applicant was asked whether there would be security cameras and fencing around the proposed storage parking lot. Applicant confirmed for the attendees that security cameras would be installed along with a chain-link fence around the storage

parking lot and a wooden privacy fence along the easterly boundary of the proposed storage parking lot.

- Lighting. Applicant was asked how light pollution would be controlled on the proposed storage parking lot. Applicant confirmed for the attendees that the lighting would be dark-sky compliant and lower level light posts would be utilized.
- Noise. Applicant was asked whether there would be a public address system used in the proposed storage parking lot. Applicant confirmed that no public address system would be installed on the proposed storage parking lot.
- Elevation of the Carwash Property. Applicant was asked whether the elevation of the Carwash Property would be changed if the proposed storage parking lot is approved. Applicant confirmed for the attendees that the elevation of the Carwash Property would not be changed in any material way.
- Drainage. Applicant was asked how water would drain from the proposed storage parking lot. Applicant confirmed that the detention pond on the northern end of the Carwash Property would be utilized for water runoff.
- Existing Trees. Applicant was asked whether the trees on the Site Plan were existing trees and, if so, whether those trees would be removed. Applicant confirmed for the attendees that the trees on the Site Plan are existing trees and will not be removed to the extent possible.
- Timeline for Completion. Applicant was asked how long construction of the proposed car storage parking lot would take. Applicant estimated that construction would take approximately 45 days. Applicant was also asked when construction would start if the City approves Applicant's Site Plan. Applicant confirmed that a

specific date was not set, but confirmed that the Mayor and City Council are scheduled to consider Applicant's Site Plan on May 13, 2013.

- 3 Homes. Applicant was asked whether Applicant would not exercise Applicant's option to purchase three homes currently under contract with Applicant. Applicant informed the attendees that Applicant would decide upon a course of action after the Mayor and City Council decide on Applicant's Site Plan.
- Annexation. Applicant was asked whether the three lots annexed into the City would be released back to Cherokee County. Applicant informed the attendees that that question would need to be addressed by the City.
- Carwash Neighbors. One of the homeowners whose property is adjacent to the Carwash Property, Sharon Oglesby, was asked by another attendee whether she had an opinion on the Carwash Property being used as a car storage parking lot. Ms. Oglesby said she would prefer the car storage parking lot to the carwash because she cannot let her granddaughter play in her back yard when the carwash is open due to the offensive sounds of the carwash and behavior of the personnel employed at the carwash.